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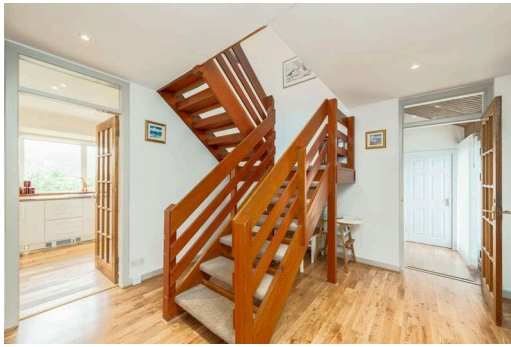


Chaldon

Coldingham, TD14 5NH

Offers Over £350,000





Chaldon presents a rare opportunity for those seeking to purchase a detached home in this increasingly popular coastal village. Excellent prospect as a family residence but also with a proven track record as a successful holiday let



Nestled into a sheltered and private plot within the heart of this increasingly popular coastal village, Chaldon is a particularly deceptive detached property. Offering a rare opportunity for those seeking a main family residence in the village, the property offers well planned and nicely proportioned accommodation with the option of up to four bedrooms and a highly private wrap around garden. That said, the property has for a number of years been operating as a successful holiday let and therefore presents an enviable opportunity for those seeking a similar venture with the business and client base already established.

### LOCATION

Coldingham is a historic Borders village on Scotland's southeast coastline. The village has great local amenities and facilities with a primary school, play-park, community hall, post office and Coldingham Priory which is steeped in history. The fantastic 'Blue Flag' Coldingham Beach is also a lovely all year round local attraction for surfers and holiday makers. A short distance north is the village of St. Abbs where there is a wonderful Nature Reserve and Bird Sanctuary. The walk from Coldingham to St. Abbs is simply stunning and is highly recommended. The area also has some of the best diving in the UK and attracts divers from all over the world. A short distance away is the fishing town of Eyemouth which has a modern high school and 18-hole golf course.

### HIGHLIGHTS

- Excellent main family residence
- Currently operating as a successful holiday let
- Increasingly popular seaside location
- Private and sheltered plot
- Wrap around gardens
- Ample parking

### ACCOMMODATION SUMMARY

Entrance Hall, Cloakroom, Lounge, Dining Kitchen, Utility Room, Four Double Bedrooms (Master with En-Suite) Family Bathroom and Additional Shower Room

### ACCOMMODATION

The layout of the ground floor works very well and offers good flexibility with one of the four double bedrooms being located on this level with a sheltered garden outlook. Extending off the main reception hall is the lounge which features a vaulted style ceiling, patio doors connecting straight to the garden and feature open fireplace. Again with a direct connection to the gardens, the open plan dining kitchen is a particularly social room which has been tastefully refitted with an excellent range of high gloss cream units and wood effect worktops. The dining area to one end offers an ideal space for family gatherings whilst the utility room which is finished in matching style offers a useful facility with provision for additional appliances etc. Conveniently there is also a WC located on the ground floor off the entrance hall.

The upper floor hosts three bright and airy double bedrooms, each enjoying a pleasant aspect over the surrounding gardens and village beyond. The master room benefits from a freshly presented ensuite shower room whilst there is also a main family bathroom and additional shower room.

### EXTERNAL

The outside areas extend around the property on all sides, ensuring good privacy and a sheltered environment for young family or those who enjoy gardening. Neatly landscaped the gardens incorporate neat areas of lawn, a sunny paved patio plus well stocked beds and borders. The private gated driveway provides parking for three or four cars to the front of the integral single garage

### SERVICES

Mains water, electricity and drainage. Oil central heating and double glazing.

### COUNCIL TAX

Not currently rated for council tax purposes due to current use as a holiday let

### ENERGY EFFICIENCY

Rating D

### TENURE

Freehold

### VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

### PRICE & MARKETING POLICY

Offers over £350,000 TBC are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.

